

FORM B – BUILDING



Recorded by Nancy S. Seasholes

Organization Lexington Historical Commission

Date (month / year) January 1998, rev. Sept. 2001

Assessor's Number USGS Quad Area(s) Form Number

0056000041

Boston N.

726, 727

Town Lexington

Place (neighborhood or village)

Address 48 Hancock St.

Historic Name Warren M. Batcheller House #2

Uses: Present Residential

Original Residential

Date of Construction 1903–1904

Source Lexington Valuation lists

Style/Form Colonial Revival

Architect/Builder

Exterior Material:

Foundation Fieldstone

Wall/Trim Wood Shingle

Roof Asphalt Shingle

Outbuildings/Secondary Structures

Carriage house/garage

Major Alterations (with dates)

Rear addition (date unknown)

Condition Good

Moved ☒ no ☐ yes Date

Acreage 0.75 A.

Setting On a heavily-trafficked residential street in a neighborhood of large, high-style 19th- and early 20th-century houses

BUILDING FORM

ARCHITECTURAL DESCRIPTION ☐ *see continuation sheet*

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

48 Hancock St. (MHC #726) is one of a number of well-preserved Colonial Revival houses in Lexington and contributes to the group of high-style 19th- and early 20th-century houses on Hancock St. The house is basically rectangular in plan, 2½ stories, three-by-three bays, and hip-roofed with a side chimney. The house is set on a fieldstone foundation, clad with wood shingles, and roofed with asphalt shingles. At the rear is an enclosed one-story shed-roofed porch. The center entrance is flanked by sidelights with elaborate tracery and the windows are 1/1 double hung sash. The rectangular plan is broken by a number of projecting bays, including a circular bay with conical roof at the southeast corner, and there are hip-roofed dormers on either side. The house has many ornamental exterior finishes: a wide molded cornice with modillions and a dentil course underneath, an oculus window in the front gable, a palladian widow with lancet panes over the main entry, a second story wall that flares outward at the base and has a band of molding underneath, a small stained glass window with a pilastered and dentil-coursed surround on the south elevation, a large palladian window with elaborate stained glass on the north elevation, and, on this same elevation, an oval window and an oriel window with small circular and semi-circular panes. The former carriage house (MHC #727), now a garage, is clapboarded, side-gabled, has a hay door in a center gable, and cupola vent.

HISTORICAL NARRATIVE ☐ *see continuation sheet*

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

This house was built in 1903 by Warren M. Batcheller, who lived at 46 Hancock St. (MHC #725). In 1888 Batcheller bought the lot on which this house stands, which at the time had an older house on it. In 1897 he built the house now at 46 Hancock St. on the lot, in 1902 sold the old house (it was moved to Bedford St.), and in 1903 was assessed for "1 house" (46 Hancock St.) and "2 unfinished houses" (this house and the one at 50 Hancock St. [MHC #728]). The latter two houses were finished by 1904.

BIBLIOGRAPHY and/or REFERENCES ☐ *see continuation sheet*

Lexington Valuation Lists. 1903–1904.

Middlesex Registry of Deeds. Deeds. Cambridge, MA. 1871: 20.

Worthen, Edwin B. to Mrs. Bruce Currie, 16 February 1951. Worthen Collection. Cary Library, Lexington, MA.

☐ Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town
Lexington

Property Address
48 Hancock St.

Area(s) Form No.

726, 727



Roll #17, Negative #8